

043.A

Map

0001

Block

0098.2

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 842,200 /

USE VALUE: 842,200 /

ASSESSed: 842,200 /

Total Card /

Total Parcel

842,200

842,200

842,200

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
98		WEBSTER ST, ARLINGTON

Unit #: 2

Owner 1: KUMAR MANSI A & RISHI

Owner 2:

Owner 3:

Street 1: 98 WEBSTER ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	842,200			842,200
Total Card	0.000	842,200			842,200
Total Parcel	0.000	842,200			842,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 249.17		/Parcel: 249.17	

Parcel ID 043.A-0001-0098.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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2018	102	FV	652,900	0	.		652,900	652,900	Year End Roll	12/20/2017
2017	102	FV	583,400	0	.		583,400	583,400	Year End Roll	1/3/2017
2016	102	FV	583,400	0	.		583,400	583,400	Year End	1/4/2016
2015	102	FV	558,000	0	.		558,000	558,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIHAI COSMIN & ZOGG LAURA C,	77331-469	2	3/25/2021		1,011,000	No	No		
ALONGI DOUGLAS	69614-475		7/17/2017		883,000	No	No		
ALONGI DOUGLAS	54396-479		3/12/2010		545,000	No	No		
ALONGI DOUGLAS	37400-005		12/17/2002		439,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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6/14/2018	Measured	DGM	D Mann
9/26/2003	New Par-99	BR	B Rossignol
10/2/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

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NARRATIVE DESCRIPTION

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Owner 3:		
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Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Type:

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Owner 2: -

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St/Prov: MA Cntry

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Code	Descrip/No	Amount	Com. Int
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Item Code Description % Item Code Description

Z R2 TWO FAMIL 100 water

o Sewer

n Electri

Census: Exmpt

Flood Haz:

D Topo

s Street

t Gas:

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7500																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

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Street 2:	</	

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt:	2002
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:	7			BR:	3		Baths:	2		HB: 1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	2		
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	5.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	5.1%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.67751479
Const Adj.:	1.04469740
Adj \$ / SQ:	176.949
Other Features:	68683
Grade Factor:	1.21
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	887474
Depreciation:	45261
Depreciated Total:	842213

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,380	176.950	598,081
Net Sketched Area:		3,380	Total:	598,081
Size Ad	3380 Gross Area		3380 FinArea	3380

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
39						
39						
80						

IMAGE

AssessPro Patriot Properties, Inc

